

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: Marriot Harbor Beach Resort and Spa **Case #:** 181-R-99
Renovation of 50 cabana Units

Job Location: 3030 Holiday Drive

Date: 12/19/01

Comments:

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management. Pollution Control Code must be submitted with application for Building Permit.
2. Please provide copy of the permit from the Florida Department of Environmental protection (FDEP) and/or Army Corps of Engineers for the proposed Dune Cross Over and new connection to the existing Dune Cross over show on plans.
3. The following engineering plans shall be submitted for review and evaluation prior to seeking final DRC authorization:
 - a. Paving and Drainage Plan.
 - b. Pavement Marking & Signing Plan.
 - c. Water and Sewer Plan.
 - d. Details and Specifications Sheets.
4. Please add dimensions to proposed entrance lanes and new club cabana access road.
5. Provide a Photometric (lighting) plan. Parking garage facilities shall provide an average intensity illumination of fifty (50) footcandles at the entrance, ten (10) foot candle in traffic lanes, and five (5) footcandles where vehicles are parked.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Marriott Harbor Beach
Resort & Spa

Case #: 181-R-99

Date: 12-19-01

Comments:

- 1) Fire sprinkler system required at permit
- 2) Flow test required
- 3) Civil plan required show fire main, DDC, hydrant, and FDC's.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Marriott Harbor Beach Resort & Spa

Case #: 181-R-99

Date: December 19, 2001

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Marriott Harbor Beach Resort & Spa

Case #: 181-R-99

Date: 12/19/01

Comments:

Verify use requirements in this zoning district. Use may not be allowed.

DRC

SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: Marriott Harbor Beach Resort & Spa

Case #: 181-R-99

Date: December 19, 2001

Site Plan Review/Renovation of 50 existing cabanas, restaurant & bar, addition of pool, Water Taxi Dock & Dune Crossover/RS 4.4

Comments:

1. Pursuant to Ord. C-82-34 (Sec. 47-68 of previous Code) modification of this development plan requires review by the Planning and Zoning Board. Separate application and fee must be submitted after DRC comments have been addressed.
2. A site plan amendment for a spa addition was reviewed by DRC 1/11/00. Those plans indicated a total of 650 hotel rooms. The current plans indicate 626 existing hotel rooms. Provide information on difference.
3. Coordinate new dune cross over with the Department of Planning & Environmental Protection. Lighting should be sensitive to sea turtle environment.
4. Discuss new water taxi dock with Jamie Hart, Supervisor of Marine Facilities.
5. It is recommended that the applicant discuss proposal with Harbor Isles, Harbor Beach and Harbor Inlet Homeowners Associations.
6. Development Agreement must be amended to incorporate new site plan. This will require a motion to approve by City Commission.
7. Provide a copy of the plat and any amendments.
8. Maximum structure height in RS 4.4 is 35 feet; density cannot exceed Low Residential land use category which permits up to 4.4 dwelling units per acre.
9. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Robert Dodder
828-6421 beeper 497-0628

Project Name: Marriott Harbor Beach Resort

Case #: 181-R-99

Date: 12/19/01

Comments:

No CPTED conflicts noted on the plans as submitted. However, target hardening concepts need to be applied.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Marriott Harbor Beach Resort & Spa

Case #: 181-R-99

Date: December 19, 2001

Site Plan Review/Renovation of 50 existing cabanas, restaurant & bar, addition of pool, Water Taxi Dock & Dune Crossover/RS 4.4.

Comments:

1. Pursuant to Ord. C-82-34 (Sec.47-68 of previous Code) modification of this development plan requires review by the Planning and Zoning Board and City Commission. Separate application is required.
2. Development Agreement must be amended to reflect a new site plan.
3. Maximum structure in RS 4.4 is 35 feet.
4. Additional comments may be forthcoming at DRC meeting.